018.0	0008	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	749,600 /	749,600
USE VALUE:	749,600 /	749,600
ASSESSED:	749,600 /	749,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		BAY STATE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARTFORD KAREN A/ TRUSTEE
Owner 2:	KAREN A HARTFORD DECLARATION
Owner 3:	OF TRUST
Street 1:	83 BAY STATE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HARTFORD KAREN A -
Owner 2:	-
Street 1:	83 BAY STATE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,700 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Vinyl Exterior and 1290 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5700.000	247,300		502,300	749,600
Total Card	0.131	247,300		502,300	749,600
Total Parcel	0.131	247,300		502,300	749,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 581.09 | /Parcel: 581.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
13363			12/02/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 018.0-0008-0005.0

!1584!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	247,300	0	5,700.	502,400	749,700	749,700	Year End Roll	12/18/2019
2019	101	FV	208,500	0	5,700.	650,100	858,600	858,600	Year End Roll	1/3/2019
2018	101	FV	208,500	0	5,700.	413,700	622,200	622,200	Year End Roll	12/20/2017
2017	101	FV	208,500	0	5,700.	378,200	586,700	586,700	Year End Roll	1/3/2017
2016	101	FV	208,500	0	5,700.	307,300	515,800	515,800	Year End	1/4/2016
2015	101	FV	196,400	0	5,700.	307,300	503,700	503,700	Year End Roll	12/11/2014
2014	101	FV	196,400	0	5,700.	280,100	476,500	476,500	Year End Roll	12/16/2013
2013	101	FV	196,400	0	5,700.	266,500	462,900	462,900		12/13/2012

PRINT

Date	Time
12/10/20	17:09:46

LAST REV

Date	Time
04/09/20	10:38:23

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1584

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARTFORD KAREN	1555-88	1	2/24/2020	Convenience	99	No	No		
HARTFORD KAREN	1550-117	1	10/16/2019	Convenience	100	No	No		
HARTFORD KAREN	1507-139		5/11/2017	Convenience	10	No	No		
AHERNE AMY J	1235-41		3/30/2001		320,000	No	No		
	687-76		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	13363
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	Inspected	HS	Hanne S
11/15/2017	MEAS&NOTICE	BS	Barbara S
1/31/2009	Meas/Inspect	345	PATRIOT
10/5/1999	Meas/Inspect	243	PATRIOT
8/25/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5700		Sq. Ft.	Site		0	85.	1.04	2									502,349						502,300	

Total AC/HA:	0.13085	Total SF/SM:	5700	Parcel LUC:	101	One Family	Prime NB Desc:	KEL/MANOR	Total:	502,349	Spl Credit		Total: 502,300

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	k - Kelwyn Manor

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.33093381
Const Adj.:	0.99989998
Adj $ / SQ:	139.734
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	336003
Depreciation:	88705
Depreciated Total:	247298

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

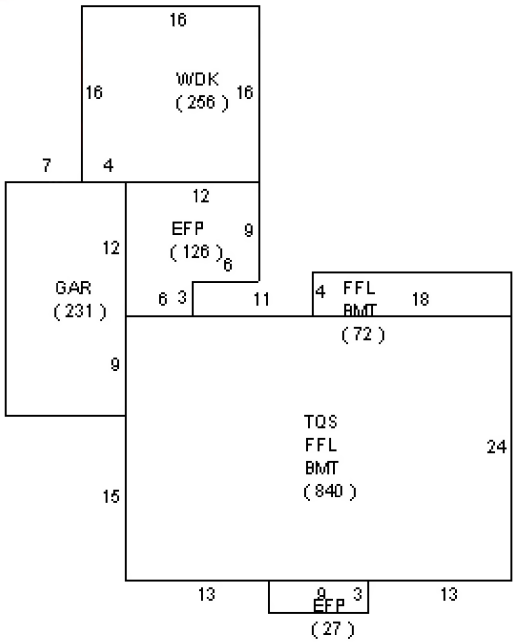
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	139.73
Special Features:	0	Val/Su Net:	79.93
Final Total:	247300	Val/Su SzAd	160.38

SKETCH



Sum Area By Label :
TQS = 840
FFL = 912
BMT = 912
GAR = 231
EFP = 153
WDK = 256

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	41.920	38,231
FFL	First Floor	912	139.730	127,437
TQS	3/4 Story	630	117.380	73,947
WDK	Deck	256	9.910	2,536
GAR	Garage	231	25.820	5,964
EFP	Enclos Porch	153	45.010	6,887

Net Sketched Area:	3,094			Total:	255,002
Size Ad	1542	Gross Are	3304	FinArea	1290

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TQS	100	UNF	40		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0008-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: